

082.A

Map

0002

Block

0106.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 439,400 /

USE VALUE: 439,400 /

ASSESSED: 439,400 /

Total Card /

Total Parcel

439,400

439,400

439,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		FOREST ST, ARLINGTON

OWNERSHIP

Owner 1:	WAHLGREN BRIAN D
Owner 2:	HAWKINS KERRI
Owner 3:	
Street 1:	106 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	HAWKINS KERRI -
Owner 2:	-
Street 1:	106 FOREST STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1953, having primarily Vinyl Exterior and 1195 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7703																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	439,400			439,400
Total Card	0.000	439,400			439,400
Total Parcel	0.000	439,400			439,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	367.70	/Parcel:	367.7

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	432,900	0	.		432,900	432,900	Year End Roll	12/18/2019
2019	102	FV	466,800	0	.		466,800	466,800	Year End Roll	1/3/2019
2018	102	FV	449,400	0	.		449,400	449,400	Year End Roll	12/20/2017
2017	102	FV	355,200	0	.		355,200	355,200	Year End Roll	1/3/2017
2016	102	FV	326,000	0	.		326,000	326,000	Year End	1/4/2016
2015	102	FV	296,300	0	.		296,300	296,300	Year End Roll	12/11/2014
2014	102	FV	271,800	0	.		271,800	271,800	Year End Roll	12/16/2013
2013	102	FV	271,800	0	.		271,800	271,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAWKINS KERRI,	72633-403		5/21/2019	Convenience	1	No	No		
KOSTOULAKOS NAT	62035-452		6/17/2013		310,000	No	No		
FRANKLIN ARLING	45523-353		6/30/2005		339,900	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2004	769	Redo Kit	23,590			G6	GR FY06	remodel kitchen /b
7/1/2004	600	Redo Kit	23,590	C		G6	GR FY06	re-model bath/add
6/8/2004	536	Siding	13,125			G6	GR FY06	VINYL, REROOF, REP
5/13/1997	260	Manual	8,000					REPAIR FIRE DAMAGE

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2018	Measured	DGM	D Mann
12/30/2005	External Ins	BR	B Rossignol
6/20/2005	MLS	BR	B Rossignol
3/29/2005	Info Fm Prmt	BR	B Rossignol
3/12/2005	External Ins	BR	B Rossignol
1/18/2000	Mailer Sent	277	PATRIOT
1/18/2000	Measured	277	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aprob

2021

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1953	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G7	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Very Good
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	2.450000048
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1		HB					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.6 %

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	398.210
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	460582
Depreciation:	21187
Depreciated Total:	439395

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	5	2	
Totals				
	1	5	2	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

PARCEL ID 082.A-0002-0106.0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,195	398.210	475,86
Net Sketched Area:		1,195	Total:	475,86
Size Ad	1195	Gross Are	1195	FinArea

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

